

VEDA

by

AUM DEVELOPMENT

WELLNESS IN EVERY SENSE

Designed for physical, mental
& spatial clarity

Wellness at Veda is part of the building's structure. Air movement, light, and silence shape the resident experience. Amenities support rest and activity without conflict. Finishes support comfort and low maintenance.



WELLNESS FEATURES



Rooftop
Forest Trail



Sauna
and Ice Bath



Zen Lounge
and Garden



Apartments with
private garden decks



All units face park, villa,
or low-rise zones



No tall buildings block
sunlight or views



No construction
noise nearby

THE AUM EXPERIENCE

FOR HOMEOWNERS

AUM delivers homes built with premium material quality and spacious internal sizes for exceptional comfort. Every detail balances style and durability, creating elegant yet practical spaces. Residents enjoy modern layouts, quality finishes, and a living experience designed to enhance lifestyle from the very first step inside.



FOR INVESTORS

AUM developments are strategically located, each with clearly defined USPs that drive demand and value. Investors benefit from flexible payment plans that enable them to maximize ROI. Every property is built for long-term growth, offering secure, high-quality assets with lasting market appeal.

Experience Markers



Floor-to-ceiling windows



Built-in storage



High-wear matte finishes



Practical core-to-wall planning



Delivery process managed
in-house



High rental yields



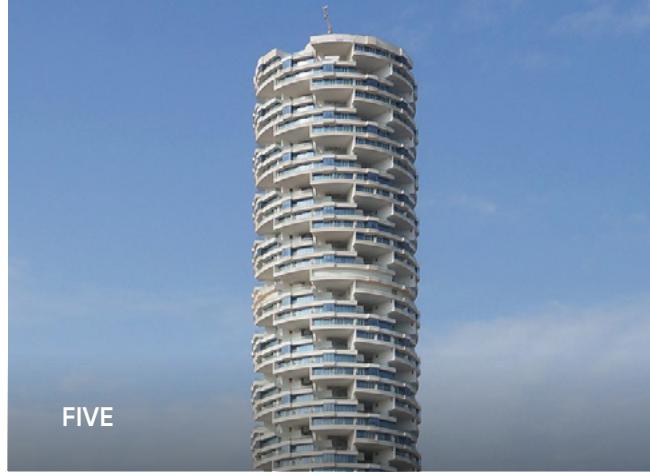
Strong resale potential



Prime location appeal



Proven demand in the area



WHY JUMEIRAH VILLAGE CIRCLE

JVC is a top-performing freehold zone in Dubai. It has high transaction volume and consistent occupancy. The community includes green parks, retail, and schools. Circle Mall serves as a central retail hub. Most plots are built and active. The area remains one of the most liquid in the mid-rise segment.

LOCATION DETAILS

- **30+ parks** and green areas
- **80+ outlets** at Circle Mall
- **100% ownership** for all nationalities
- A balanced, **family-friendly** community
- One of Dubai's top-performing investment zones
- Direct access to Al Khail Road and Hessa Street
- **High rental and resale demand**
- Low-rise zoning preserves light and airflow

MINUTES FROM WHAT MATTERS

Veda is located in a quiet, fully developed part of Jumeirah Village Circle. It is surrounded by completed villas and townhouses and faces the community's largest park. Circle Mall is just steps away.



0-1 MINUTES

- 1 JVC Park 0 Minutes
- 2 Circle Mall 1 Minutes

5-20 MINUTES

- 3 Dubai Miracle Garden 9 Minutes
- 4 Dubai Hills Mall 10 Minutes
- 5 Dubai Marina 19 Minutes
- 6 Jumeirah Beach Residence 19 Minutes
- 7 Mall of The Emirates 20 Minutes

21-25 MINUTES

- 8 Burj Khalifa 22 Minutes
- 9 Palm Jumeirah 24 Minutes
- 10 Dubai International Airport (DXB) 25 Minutes

26-30 MINUTES

- 11 Palm Jebel Ali 26 Minutes
- 12 Al Maktoum International Airport (DWC) 28 Minutes



VEDA

LOCATION ADVANTAGES



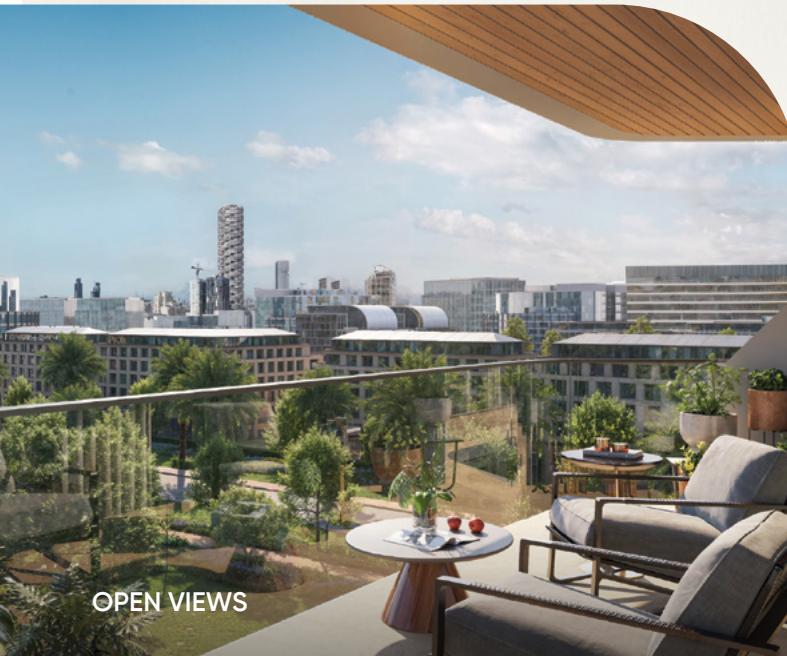
- **STEPS AWAY FROM THE PARK**
Perfect for walks, play, and outdoor activities
- **NO CONSTRUCTION NOISE**
All surrounding projects are already completed
- **ONE MINUTE FROM CIRCLE MALL**
Shopping, dining, and entertainment within walking distance
- **NO HIGH-RISE DEVELOPMENTS PLANNED**
Zero future construction expected around VEDA
- **DIRECT ACCESS TO HESSA STREET & AL KHAIL ROAD**
Quick connectivity to key city destinations
- **NESTLED BETWEEN VILLAS & TOWNHOUSES**
Quiet residential setting with established surroundings

BUILT FOR A LIFE THAT FEELS BETTER.

Living at Veda is a complete experience of wellness in every sense. From location to layout, materials to amenities, every element is chosen with care to offer a new and elevated way of living well.

Fitness & Recreation

-  Swimming Pool
-  Kids Swimming Pool
-  Indoor Gym with Pool View
-  Outdoor Gym
-  Covered Sky Trail



Wellness

-  Zen Garden Rooftop
-  Zen Lounge
-  Yoga Studio
-  Sauna
-  Ice Bath
-  Vastu Compliant
-  Rooftop Jogging Track

Smart Living & Safety

-  Smart Homes
-  Digital Door Access
-  WiFi-enabled Common Areas
-  EV Station
-  24/7 Security

Community & Leisure

-  Outdoor Party Deck
-  Sky Cinema
-  Kids Play Area

UNIT TYPES & SIZES

Each residence at Veda comes equipped with premium kitchen appliances, blending practicality with refined design. Quality finishes and smart details support a seamless, modern lifestyle centered on comfort, ease, and everyday well-being.

UNITS	TOTAL UNITS	SIZE (SQ.FT)
1 BR	45	679 - 915
2 BR	24	1119 - 2294

UNIT DETAILS

TOTAL UNITS	69
LEVELS	G+4
PROJECT STATUS	Construction commenced - 5 th July 2025
HANDOVER	Q3 2027

PAYMENT PLAN

40%

During Construction

60%

On Completion

Booking	Immediately	10%
Down Payment	30 Days (SPA)	10%
DLD Fees	30 Days (SPA)	4%
Admin Fees	30 Days (SPA)	AED 5250
1 st Installment	5 Months After SPA	5%
2 nd Installment	10 Months After SPA	5%
3 rd Installment	15 Months After SPA	5%
4 th Installment	20 Months After SPA	5%
Final Payment	On Completion	60%

BOOKING PROCESS

1. Reservation / Booking Form:

Outlines the key terms of the sale, payment schedule, and the purchaser's personal details.

2. Payment of Reservation Deposit:

A 10% down payment plus 4% DLD fee is required. Once paid, the Sales and Purchase Agreement (SPA) will be initiated.

3. Sales & Purchase Agreement (SPA):

The purchaser reviews, signs, and returns the SPA to the developer for official processing.

6. Issuance of Initial Agreement for Sale:

Upon successful registration, the unit is recorded in the purchaser's name.

A certificate of ownership (Initial Agreement of Sale) is issued.

Note: Land Department fees and admin charges apply.

5. Subsequent Payments

To be made according to the agreed payment plan, in line with SPA terms and submitted Post-Dated Cheques (PDCs).

ESCROW DETAILS

Escrow Account:

Aum One Real Estate Development LLC

Escrow Account Name:

Escrow Main Account

Account Number:

1034026004003

IBAN:

AE450460001034026004003

CIF:

026004

CORPORATE BANK DETAILS

Escrow Account:

Aum One Real Estate Development LLC

Escrow Account Name:

Aum One Real Estate Development LLC

Account Number:

1034026004001 (AED)

IBAN:

AE02460001034026004001 (AED)

CIF:

026004 (AED)

DELIVERY, BACKED BY EXPERIENCE



DEVELOPED BY



AUM Development is a Dubai-based firm with 21 years of experience in real estate. Led by Deepak Batra, a recognized industry expert and DLD promotional trustee, AUM delivers high-quality, high-speed projects with clear market value.

Backed by an integrated ecosystem of group companies, AUM stands out for precision, execution, and a unique vision for each development.

21 YEARS.

\$500M+ PORTFOLIO.

100% EQUITY-FUNDED.

AUM Investments has operated in the UAE for over two decades. It has developed villas and mid-rise buildings in fully occupied zones. AUM uses its own capital for each project and controls delivery through internal teams.

Developer Snapshot

- 2 projects delivered,
- 8 projects in current pipeline
- In-house design and execution
- Long-term asset manager

VEDA

by

AUM DEVELOPMENT